

# *East Longmeadow Planning Board*

*60 Center Square*

*East Longmeadow, Massachusetts 01028*

*since 1894*

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*Alessandro Meccia, chair*

*Ralph Page, vice-chair*

*Tyde Richards, clerk*

*Michael Carabetta*

*George Kingston*

*robyn d. macdonald, director*

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## **Minutes of June 16, 2015**

Present were: Chair, Alessandro Meccia; Vice Chair, Ralph Page; Clerk, Tyde Richards, Michael Carabetta and George Kingston.

Chair, Alessandro Meccia opened the meeting and said that it was being taped by ELCAT as well as the Board. He asked if anyone else was taping it. Larry Levine, Vice Chair of the Charter Commission was also taping it.

### **Meeting with Charter Commission**

For the record Ralph Page and George Kingston are both members of the Planning Board and the Charter Commission.

Representatives present for the Charter Commission were Larry Levine, Russ Denver and Eric Madison. Mr. Levine opened the meeting said the Charter Commission prepared a letter to the Board and in short they would like to thank the Board for your time. The Commission would like to know what works well for the Planning Board and what doesn't work well with the current government structure. They would also like to know what the Planning Board's relationship is with the present town government, its structure and how well it is working or not working.

Mr. Kingston said on the plus side the Board is primarily involved with approving new development in town and making sure it meets the zoning by-law and subdivision regulations. He said in his opinion the Board has a very good working relationship with DPW, Police, Fire and Conservation in terms of them reviewing public safety and infrastructure needs of new developments. Mr. Kingston said when they ask them their opinions they give them to the Board in writing in a timely manner and it is extremely useful to the Board. He said that the Conservation Commission reviews projects that are pertinent to them before the Planning Board sees them so that the developer doesn't go to the Board first and find out there are conservation issues. Mr. Kingston said that it works out well that Conservation looks at it first so that they get the building envelope and they can finish it then come to the Planning Board.

Mr. Carabetta said in his opinion he agrees with what Mr. Kingston said and thinks there is a complete disconnect between the Planning Board and the Building Department. He thinks it should be looked at and/or studied to be more effective. Mr. Carabetta said

that the Board spends a lot of time doing clerical work and would like to see someone similar to an Executive Secretary like the Board of Selectmen have for the Planning Board so that person can have more authority and can make decisions and bring it back to the Board to save time.

Mr. Levine asked what doesn't their Department Head have the authority to do currently. Mr. Carabetta said Waiver of Site Plans, ANR's, small clerical things. He said the bulk of it, subdivisions and sign permits he thinks will still go before the Board. Mr. Madison asked if that structure is in the by-laws? Mr. Carabetta said yes it is and he thinks with a little bit of tweeking they could change that to give their Director a lot more authority simply to report back to the Board.

Mr. Denver said to take it to the next step since they recommend changes to the zoning by-laws why wouldn't they put that forward? Mr. Carabetta said they may.

Mr. Madison said that they are familiar with the restructuring that occurred in Longmeadow a few years back with the charter change. He said that he used to work in Longmeadow for years and the current structure is rather than a Building Department is a Department of Planning and Community Development and under that falls Planning, Building Department, Conservation and all associated aspects to development. He said when those full time staff are hired including the Building Commissioner they are employees of the Department of Planning and Community Developments and the work for all of the umbrella that encompasses those departments. Mr. Madison asked the Board if they are familiar with that structure and asked how they think it is working out?

Mr. Carabetta said that he is not overly familiar with it but it sounds like it might be something well worth looking at. He said that decisions need to be made more quickly, they need to be made more responsibly and he would certainly be more interested looking at it .

Mr. Kingston said that he would agree and part of the issue is that the Building Department and the Planning Board report two different elected Boards. He said if there are issues between the two it's one elected Board talking to another and there is nobody in charge, it's always negation. Mr. Kingston said whereas if there is one director that the various people report to then there is the opportunity to work out particular issues internally without having to go to Board meetings.

Mr. Madison asked the Board if they have given it any thought on they feel being an appointed Board versus being elected or elected versus being appointed. He asked them from an operational stand point if they believe it would have an impact on the operations of the Board.

Mr. Page said that he personally likes being elected but he thinks when someone is appointed or elected if the right people are chosen they are going to do the job. He doesn't think whether it be an appointment or an election it is going to make a lot of difference as long as the right people are put into those positions.

Mr. Denver asked if their roles and responsibilities and how they make decisions are outlined in the statute that oversees creations of defined duties of the Planning Board.

Mr. Carabetta said yes but that there is still some interpretation and there are gray areas that always need to be negotiated.

Mr. Kingston said one thing he is still troubled with is that he served on the Conservation Commission for about 25 years which is an Appointed Board and not once was any undue influence ever brought on the Conservation Commission to do something because one of the people who appointed them didn't like a decision. He said within the last year the Planning Board which is an Elected Board has been taken to task by a member of another Elected Board because that member didn't like a certain decision that the Planning Board had made. Mr. Kingston said not realizing he couldn't do it he actually said he was going to fire all them. He said if they were appointed that sort of undue influence could have an effect and the Board needs to be impartial and they need to administer the zoning by-law as written not as someone would like it to be written. He said just because it is somebody's friend they don't get special consideration and that's the way it should be. Mr. Kingston said with an appointed Board there's always that possibility of pressure being put on them.

Mr. Carabetta said from a personal point of view he would rather keep the right to vote for the Elected Officials other than having them appointed by somebody else.

Mr. Richards said one thing that was mentioned was that the Building Department reports to one Elected Board and the Planning Board is another Elected Board. He said that maybe some of the issues could be resolved if the Building Department reported to the Planning Board and not the other Elected Board. He said that the Planning Board is the Board making the decision and the Building Department is supposed to either talk to the Board about those decisions or enforce those decisions.

Mr. Carabetta said assuming Mr. Madison's idea is trying to encompass some of that. Mr. Madison said yes and in fact the Building Inspector acts as the Zoning and Planning Enforcement Officer.

Mr. Richards said wouldn't it be better if the Zoning Enforcement Officer reported to the Planning Board as opposed to the Select Board who are not as involved with the building process as the Planning Board.

Mr. Madison said in response to what Mr. Page said no matter whatever if it is appointed or elected the same thing holds true for the individuals holding the offices. He said that he can see it happening both ways in every scenario and he served in Longmeadow long enough to experience both forms. Mr. Madison said originally it was a mirror image of what East Longmeadow serves under currently and said that he hasn't witnessed any of the issues or potential issues that were brought up that evening in Longmeadow's current system. Mr. Richards said regardless whether if it is appointed or elected at the end of the day shouldn't the Planning Department report to the Planning Board and not necessarily the Building Inspector. Mr. Madison said that he thinks that is what they are really there for to ask the Board and feels that his opinion is

less important than the Planning Board's. Mr. Richards said that his opinion is that the Building Inspector should report to Planning Board and not the Board of Selectmen.

Mr. Meccia said that he agrees and thinks that the whole Board stands behind that.

Mr. Page said if there was a hierarchy form of government with multiple departments and a Town Manager above them and the Planning Board had an issue as a Planning Board with the Building Department there would still be someone above them that they could go to for an answer and tell them what direction they have to take. He said that he thinks that is what they are lacking currently is if there are problems with different Boards there's no authority to go to with the exception of the voters and certain issues can't be brought to the voters. Mr. Page said if there was a Town Manager he or she could bring in the Department Heads and ask what the problem is and say this is how to solve it and move on.

Mr. Denver said if they had a Town Manager they would essentially hire the Planning Director and not the Planning Board. He said they would contract between the Town Manager and the Planning Director.

Mr. Richards said that he thinks the Planning Director and Building Inspector should report to the Planning Board. Mr. Denver said that the person would still be the Planning Director and report to the Board. Mr. Richards said if they go to the Selectmen and they say that they are not really sure what the Planning Board was thinking when they made the decision.

Mr. Denver asked the Board if they would to see changes in Town Meeting and if so what would they be.

Mr. Carabetta said that he would like to see more people at the meeting and he is not sure how that can be achieved. He said maybe voter district groups would be an idea but he doesn't know that exact dynamics of that.

Mr. Madison said that there were few Boards in town with the level of consistency that the Planning Board brings things to town meeting. He said generally Planning usually has articles, though there were none this year, they sometimes are viewed controversial or with opposition. Mr. Madison said he is interested on how that impacts the Board's operations and whether they find that arduous or whether they find it productive. Mr. Carabetta said a lot of times they get ideas from the public and said that the by-laws were written in 1962 so they are not perfect and they realize changes need to be made as things change. He said when someone comes to the Board with an idea they listen to it and they discuss it, hold public forums and if they think it is a good idea they go to town meeting and present it.

Mr. Page said that they have noticed when there is controversial issue coming up the town meeting has a lot more people there. He said if it is going to affect someone personally they show up and he thinks that is the only way to get a good feel for the whole town on what they like and what they don't like. Mr. Page said with that being said having a town meeting also gives you the option to invite 200 of your friends and

put something through. He said that there are pro's and con's to every form of government and he would like to see 2,000 people voting but he just doesn't know how to get them there.

Mr. Kingston said from the Board's point of view relative to town meeting they have a lot of experience with it and therefore they are very careful when they bring something to town meeting making sure that it is carefully written because they don't want people tearing it apart on the floor. He said they also need to make sure that the town wants something that town meeting will pass and going to garnish sufficient support to pass.

Mr. Denver asked if there are budgetary issues with the current forum.

Mr. Meccia said that he thinks the Planning Board has the toughest time of getting some sort of financial gain what so ever. He said that they asked for a couple thousand dollars this year and were shot down and that frustrates him because the Planning Board has the smallest budget. Mr. Meccia said last year they didn't ask for much and they didn't get it and said that most of their budget is salary. He said that there are mailings that need to be done and notices that need to go into the Reminder and the Planning Board pays for that.

Mr. Levine asked if that was an issue initially with the Appropriations Committee rather than town meeting. Mr. Page replied yes it was.

Mr. Carabetta asked with a new form of government are they still going to keep Appropriations and Capital Planning or is everything on the table. Mr. Madison said that everything is on the table at this point.

Mr. Levine said in theory if they are denied by appropriations they still had the opportunity to present their position at town meeting but they chose not to.

Mr. Page said that he thinks it is pretty well set in stone that if they go to town meeting with a budget and Appropriations does not approve it they are not going to get it.

Ms. Macdonald said when the warrant is done for town meeting and the budget goes into that warrant for the entire town meeting individual budgets are what were approved by the Appropriations Committee and the Boards or Departments have nothing to say about it.

Mr. Madison said to clarify it is not approved it is recommended and it is up to the voters, it's up to town meeting, their legislative body to make an appropriation. He said that he thinks Mr. Levine's point that at town meeting under the town's current forum someone can get up and argue that point. Mr. Madison said when it goes through and the town moderator says Planning Department X number of dollars and somebody has a question that is their opportunity to challenge it and amend that amount on the town floor. Mr. Madison said that he thinks the point Mr. Levine was making is that they are not done with the Appropriations committee under the current system. He said under the current system they go to Appropriations and Appropriations may or may not recommend the Planning Board's request. Mr. Madison said under other forums for

example if they went to a council and made that request and it wasn't recommended they would be done with that in one shot.

Mr. Denver said the point being is if they went for a Mayor & Town Council and they went in for additional appropriation and the council said no they are done, that's the decision.

Mr. Kingston said on the other hand a council has the opportunity to transfer funds between departments as does town meeting. He said that they only have two shots a year to do that if an extraordinary expense shows up they have to wait for the next town meeting to transfer funds. Mr. Kingston said whereas if they had a council they could say for example DPW has X amount of funds because they didn't get as much snow the past winter and they take that and transfer that because they had to hire a new director and they couldn't find someone for the salary they were offering. Ms. Macdonald said that she thinks it is limited to \$5,000.

Mr. Madison said that they do address that with a reserve fund which is done by Appropriations and Board of Selectmen.

Mr. Denver said that they could request that through Appropriations. He said that they have asked their opinions on the structure of the Board, how the Board interacts and it obvious that they are all involved in the town. Mr. Denver asked the Board what their personal thoughts are on changes.

Mr. Kingston said that he thinks they need an HR person because a director who is knowledgeable of Planning, Conservation and Land Use doesn't necessarily have a lot of background in HR and yet they are managing people. He said that they have to deal with the union contracts, government regulations about how employees are treated and that person really has no one to turn to currently. Mr. Kingston said if someone files a grievance who helps their Director interpret the union contract, there's nobody there. He said that they know there is a discrepancy between departments in terms of job descriptions and grades there is no way to resolve that currently, there is no person to look at it overall if one job is equivalent to another. Mr. Kingston said that it's all up to individual departments and he thinks an HR Department / HR person would go a long way to resolving those issues.

Mr. Carabetta said that he likes the way the Boards are setup, he thinks they need to be more efficient, he likes the idea of an Executive Secretary having some authority to hire or fire or make decisions without having to run everything by the Selectmen but he would also like to see that among the other Boards. He said then maybe a council made up of those individuals representing those Boards and then maybe a mayor type person can be an alternate. Mr. Carabetta said one person can make all the decisions for all the Boards and everyone can have a say on what goes on with the input of all of their Boards. Mr. Levine said that he would want a representative from each elected board to sit on a Board above the elected boards. Mr. Carabetta said within the elected boards and he doesn't want to see a bunch of appointed boards by certain individuals and he doesn't want to see one Mayor making all of the decisions either. Mr. Levine asked if one member from each Board would have the right to bind the votes all the

Boards. Mr. Carabetta said that he thinks that the higher Board could be a binding vote, not each individual member but the majority of that Board. Maybe take something up to the Mayor type person. Mr. Levine said it would be binding say a decision affecting Planning. Mr. Carabetta said correct and it is only an idea but he thinks there should be more interaction between the Boards than there is currently.

Mr. Meccia said for instance take a look at the two buildings, the Town Hall and the Library. He said that the Town Hall is looking to put in an elevator when there is one already in the Library which doesn't make any sense. Mr. Meccia said that it should have been thought out in the beginning, maybe the Library should have been somewhere else. He said that there is no long term plan it is just do it today and we will worry about it later and there are soccer fields and football fields that have been created but they haven't been maintained. Mr. Meccia said that people don't understand that everything has a maintenance schedule and he doesn't care that they say it is maintenance free that is not true. He said that there is no communication what so ever.

Mr. Madison asked Mr. Meccia if the points he was making were symptoms of a fragmented government and if they keep all of the Elected Boards the way they are now, are they going to keep the towns government fragmented and invite that same lack of communication, that same lack of coordination? Mr. Meccia said that's hard to answer because they don't know who is in that position. He said again it is lack of communication, there is no long term plan and he thinks that has to be established in order for them to keep on an upward path. Mr. Meccia said that they have seen it in the past few years there are no plans and people just do things and it just doesn't come together.

Mr. Page said with appointed versus elected, he said if they don't talk, no communication, it doesn't matter if you are appointed or elected. Mr. Madison said his only point to that is there are a variety of Elected Boards for the good or the better who all feel as though they only report to the people who are elected. He said that has some positive aspects to it, some of which they have called out that evening. He said the downfall is that not one of the Boards is charged with the big picture or the coordination and that's a problem.

Mr. Meccia asked Mr. Madison when Longmeadow switched over did it make a big difference in getting their goals accomplished or did someone sit down and make goals. Mr. Madison said that they have worked very hard on a long term community plan and although it is a very dynamic plan he is not sure when they first sat down they intended for it to be so dynamic but it has proven to be so. He said to a large degree when you have Elected Boards those Boards change so what might have been a priority to one Board potentially changes as the faces on the Board change and so do those plans. Mr. Meccia said that he would like to see a plan in place and they are wasting a lot of money going back and fixing the things that were supposed to be maintained.

Mr. Madison asked the members how long their terms are. Mr. Meccia said 5 years.

Mr. Richards asked why the Building Inspector reports to the Board of Selectmen and not to the Planning Board. Attorney Levine said that it is state statute. Ms. Macdonald said that Board of Selectmen have the opportunity to assign another.

Mr. Denver asked from Ms. Macdonald if she could gather information from other communities how many Appointed Boards they have, how many Elected Boards and the question with regard to the Building Inspector. He said if she could get some additional information of a similar size, a similar demographic as far as commercial, residential, open space, those kinds of things would be very helpful for them.

Ms. Macdonald said years ago when she first started the Building Inspector always came to the meetings and interacted with the Planning Board. She said the animosity that there is presently was not there and said that Wilbraham does it all the time.

Mr. Carabetta asked Mr. Denver how many other Boards they have met with. Mr. Denver said that they met with the DPW, Assessors, Library and now Planning. He said that they are not meeting with the Selectmen until the first week in July. Mr. Carabetta asked what the general consensus is. Mr. Denver said that it all depends on which Board they spoke with. He said that their schedule is jammed packed and they will be meeting with their last Elected Board which is the Board of Selectmen on July 7<sup>th</sup>. He said that they are going to host a forum for all of the Appointed Boards and they are meeting with all the Department Heads tomorrow. Mr. Denver said that they anticipate holding a midstream public hearing to let people know what they have found out and get feedback from some people.

Mr. Levine said that February is their deadline and is just in time to get it on the April 10<sup>th</sup> election. He said that it has to be submitted to the Selectmen 60 days prior to that date otherwise they would have to wait a another year.

Ms. Macdonald asked if it was going to be the same as it was when it was presented before, it's all or nothing. Mr. Madison said yes currently there is no Charter so it is either adopting the Charter as they go forward or not.

Mr. Levine said that they have spoken at their meetings whether they can present options. He said the Commission will at some point hire consultants who are experts in the area and might advise them but they haven't gotten that far. Mr. Levine said that they haven't discussed with their commission the responses they got from either individual Boards or Department Heads and that will probably be conclusion. He said that they respect the Boards comments and thanked the Board for their time. Mr. Levine said if the Board wanted them back they would be happy to meet with them again.

Upon motion duly made by Larry Levine and seconded by Eric Madison, the Commission voted to close the meeting.



Zoning Review Committee

Present were Marilyn Richards, Tyde Richards and Mary Flahive Dickson members of the Zoning Review Committee.

Ms. Richards said what they presented a while back were revisions to the definition section. She said just because they have definitions doesn't mean it is an allowed use in the zoning by-law. She said that she added a disclaimer to the definitions that she felt was needed for a long time. They went through all of the definitions and changed everything principal building to primary building to keep them all consistent. Ms. Richards said under bed & breakfast they added see lodging short term. She said the flood plain overlay district zoning regulations district suggested to be adopted through town meeting was an interesting one. Ms. Richards said that those regulations came with an assortment of definitions which were automatically adopted with the passage of the by-law and those definitions were placed within that section. There was a definition for district that said it meant flood plain district which worked for the flood plain zone they adopted but it didn't reflect district for the rest of the zoning by-laws so they added a new definition there and the Board needs to look at that to see if they approve it.

Ms. Macdonald said going back to where they referenced under bed & breakfast to include on line room sharing services similar to Air B&B said that they don't have a definition for air B&B. Ms. Richards said that was thrown in there and they knew that would have to be discussed because that seems to be the buzz word. She said that she wasn't sure if that is something that should be in a definition as long as they define what the air B&B means which is short term lodging of some fashion. Ms. Macdonald said she thinks where it says similar to Air B&B the similar throws it all off. She said maybe if they said to include on line room sharing and in parentheses Air B & B she thinks that would bring the connection. Ms. Richards said that they agree because they don't know what an Air B&B is.

Mr. Kingston said that he feels short term is less than a month. Mr. Richards said the issue they had regarding that definition is when the by-law was written what was their intent regarding short term was it a week, a night, a month or six months. He said they weren't exactly sure what intent was for short term. Mr. Kingston said that he thinks it is a debate they need to have as a Board some other time. Mr. Kingston said the other thing brought is that there are two definitions for rear lot line that are incompatible, one under lot line rear and one under rear lot line. He said that rear lot is the only one that has separate definition under the first word and he thinks one needs to be taken out. Mr. Richards said that they did talk about that and if they take the rear lot line out and consolidate with the lot line rear that should solve the issue.

Mr. Page suggested that the Board ask Ms. Macdonald to take a look at the two of them and see if there are a combination of words that can be replaced. He asked the Board if they could also look at recreation vehicle because they have included boats, vehicles, snow mobiles & all terrain vehicles. Mr. Page said that he doesn't see how a boat, snowmobile or all terrain vehicles are used for temporary living accommodations and thinks it should be removed.

After further discussion the Board said that they would go through what the Committee has prepared and go through what Ms. Macdonald has and thanked the Zoning Review Committee for their time & input.

Possible violations of Special Permit – Fitzpatrick Painting, 99 Maple Street

Clerk, Tyde Richards read a letter from John Turner requesting that the Board investigate the parking of business vehicles owned by Mark Fitzpatrick, Fitzpatrick Painting at 99 Maple Street because he believes Mr. Fitzpatrick is in violation of his Special Permit.

Mr. Turner said that he went to Dan Hellyer, the Enforcement Officer and up until 2 weeks ago there was a unregistered lettered truck and another commercial vehicle parked behind it. He said until he got a copy of the Special Permit for Mr. Fitzpatrick he had no idea that he wanted to put a landscaped vehicle in his garage. Mr. Turner said that Mr. Hellyer never really got back to him and he said that he sent a letter to the Planning Board so he checked with Ms. Macdonald and she said she never got a letter. He said that he never received a letter either from Mr. Hellyer saying that he actually inspected the property.

Mr. Page asked Mr. Turner to look at page 3 of the Special Permit that states the Planning Board has allowed one lettered vehicle to be parked in his driveway. He said that he talked with Mr. Fitzpatrick and the vehicle that was lettered is his vehicle, it is an employee's vehicle that normally the employee has that went to Mr. Fitzpatrick's house so that he could empty it, remove the ladders, remove the ladder racks and since has donated the vehicle. Mr. Page in looking at the picture Mr. Turner had there was no plate on it and the vehicle is now gone. Mr. Page said the Board's concern would be if it is a home based trade that is in violation of the Special Permit then the Board needs to take a look at it.

After further discussion the Board addressed Mr. Turner's concern regarding illegal commercial vehicles being parked in view at 99 Maple Street and the violations were corrected. The Board determined that the vehicle was in the driveway for the purpose of unloading and that Mr. Fitzpatrick sold that vehicle. As a result of this sale, the truck is no longer on the property and Mr. Turner agreed with that.

Request for Waiver of Site Plan Review Thomas Veratti, T & K Realty, LLC, 40 Spruce Street

Clerk, Tyde Richards read the request for Waiver of Site Plan Review into the record from T & K Realty dated June 8, 2015 to add a 1,488 square foot mezzanine inside of the proposed building.

Gary Weiner, Engineer and Tom Veratti, Sr. were present for Con-Test Laboratories, 40 Spruce Street. Mr. Weiner explained that Mr. Veratti came before the Board back in April for a 6,000 sq. ft. building for the enlargement of the lab facilities for Con-Test. He said as Mr. Veratti has gone through the process and started the building he found that

there was an opportunity to add some square feet to and put a mezzanine. Mr. Weiner said that the building roof pitch and the height of the building will remain the same and said Mr. Veratti would move his office staff which is currently in the old funeral home above the lab's new facility. He said that it is less than the 2,000 square feet which does not require a site plan and potentially a waiver could be granted. Mr. Weiner said the office space will need additional parking and they had one extra additional space under the original site plan. He said with the total of 7,500 square feet they need forty spaces and have added the seven spaces in proposed parking at the rear of the storage building. Mr. Weiner said the original detention basin is oversized and there is no increase in the impervious area with the added seven spaces. He said that they will be going back to the Conservation Commission in the near future for the additional drainage.

Mr. Meccia addressed the Board for any questions.

Mr. Page asked with regard to the crosswalk going across the street are the people still going to have to use the facility across the street. Mr. Weiner said that he thinks on occasion they would. Mr. Page said part of his concern is with the cross walk because it lines up directly with driveway and the statement was they didn't feel anyone was really going to use the back parking lots. He said with a building full of people that might be more and asked if there was any possibility of moving the crosswalk so it is directly across from the sidewalk. Mr. Weiner said that the alignment is currently into the driveway and they the cut the berm to come up with the angled alignment they proposed. Mr. Page said that he is fine with that and assumed that the crosswalk was going to be directly across.

After further discussion the Board had no problems with the addition as long as there were no issues with Conservation. Upon motion duly made by George Kingston and seconded by Michael Carabetta, the Board voted unanimously (5-0) to approve the Request for a Waiver of Site Plan approval of Thomas Veratti's (T&K Realty, LLC) request to add a 1,488 square foot mezzanine inside of the proposed building. The second floor will provide room for administrative staff and the addition will be less than 2,000 square feet. Seven new parking spaces will be added based on square footage and a new parking plan dated June 5, 2015 was submitted and approved by the Planning Board.

#### ANR – 533 Somers Road

Michael Carabetta recused himself.

The Board reviewed the ANR for 533 Somers Road owned by the Butler Family Realty Trust to create two new lots, Lot A consisting of 33,339 square feet and New Lot B consisting of 40,208 square feet .

Upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted unanimously (4-0) to approve the ANR for 533 Somers Road to create two new lots as follows: Lot A consisting of 33,339 square feet and New Lot B consisting of

40,208 square feet with each lot having proper frontage on a public way, namely Somers Road.

Waiver of Site Plan Reviews Approved

Logopro, 69 Lee Street – Home Office

Edward Jones, 296 North Main Street

Eyesight and Surgery Associates, 382 North Main Street

Request for Temporary signage – East Longmeadow Post 293 Baseball Team

The Board reviewed the proposed temporary signage for East Longmeadow Post 293 Baseball Team to be placed at East Longmeadow High School, 180 Maple Street.

Upon motion duly made by George Kingston and seconded by Michael Carabetta, the Board voted unanimously (5-0) to approve the temporary sign for the East Longmeadow Post 293 Baseball Team at the High School site. The signage will be displayed on the morning of each game and immediately removed after the game conditioned upon obtaining approval and a permit from the Building Inspector. The time limit is from June 17, 2015 through July 14, 2015.

Revocation of Special Permit – Richard Bosworth, 6 Maynard Street

Ms. Macdonald said that Richard Bosworth has filed a discountenance of his business and a Special Permit was granted to him for 6 Maynard Street. She said because he is discontinuing his business the Board has to determine to revoke the Special Permit so it is no longer on record with the Registry

Upon motion duly made by George Kingston and seconded by Michael Carabetta, the Board voted unanimously (5-0) to revoke the Special Permit for Richard Bosworth because he is no longer in business.

Minutes

The Board reviewed the minutes of April 21, 2015 and upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted (5-0) to approve the minutes.

The Board reviewed the minutes of May 5, 2015 and upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted (5-0) to approve the minutes.

Miscellaneous

Mr. Page told the Board that he found a new court case known as Deadrick decision which clarifies the Gale decision by over-ruling it. He said that it basically says that you can expand an existing pre-existing condition through a section six finding but you can't

create a new one without a variance. Mr. Page said that he found it interesting and will forward each one of them a copy.

Mr. Kingston said he had a discussion with Ms. Macdonald about economic development and as far as he can tell there is no one in charge of it in East Longmeadow. He said that he will be bringing that to the Charter Commission because the town doesn't have anyone in charge of it. Ms. Macdonald said that she belongs to the Economic Development Committee for the regional area and unfortunately East Longmeadow doesn't own their own utilities like the other towns do. She said through the Economic Development Committee they do let her know of the businesses that are looking for areas and sometimes they look at the industrial district and other times it is not meeting their requirements. Mr. Kingston said he feels that there is no coordination and feels that it is something the Charter Commission needs to look at.

With no further business and upon motion duly made by George Kingston and seconded by Tyde Richards, the Board voted 5-0 to adjourn at 8:10 p.m.

For the Board,

Tyde Richards, Clerk